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June 3, 2009

Exchange Solutions Group Presents at Reznick Headquarters in Bethesda, Maryland, on Commercial Foreclosures & 1031 Exchanges

Exchange Solutions Group recently presented with the Reznick Group, and the Calkain Companies to a crowded room of leading financial planners, attorneys, and brokers on the topic of deferring capital gains taxes on a commercial foreclosure. James Brennan, Managing Director of ES Group, presented directly on the commercial real estate panel alongside Kyle Gore of the Royal Bank of Scotland, Tom Nice of the Reznick Group, and Jonathan Hipp of the Calkain Companies. The primary purpose of the event was to educate borrowers of nonrecourse financing that are potentially giving their commercial properties back to their nonrecourse lender (and triggering a potential capital gain). This seminar discussed a way to use credit-tenant-net lease financing to finance deals with as much as 85% loan-to-value in this market. As an option, clients can select to pay taxes or, alternatively, reinvest their “would-be-tax bill” into an asset on their balance sheet. “This allows them to live to fight another day”, Calkain’s Hipp added.

ES Group is a Qualified Intermediary pursuant to Internal Revenue Code §1031. ES Group corresponds with each client's attorney and/or tax advisor and forwards legal documentation, as requested, so that the Internal Revenue Code §1031 rules and regulations are thoroughly understood. ES Group prepares the necessary documentation- Exchange Agreements, Assignment Agreements, Notice of Assignments, and oversees each closing to assist in proper §1031 procedures. ES Group provides guidance, information and critical timelines throughout the entire exchange. Please contact Jeff Hipp at jhipp@1031esgroup.com